



Planning Commission Study Session

TO: PLANNING COMMISSION

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THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER *At*
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MEETING DATE: AUGUST 1, 2018

SUBJECT: Z18-21, ENCLAVE AT MADERA PARC: REQUEST TO REZONE
APPROXIMATELY 10.93 ACRES OF REAL PROPERTY,
GENERALLY LOCATED EAST OF COOPER ROAD BETWEEN
MADERA PARC DRIVE AND SMOKE TREE ROAD FROM
SINGLE FAMILY - 7 (SF-7) WITH A PLANNED AREA
DEVELOPMENT OVERLAY (PAD) TO SINGLE FAMILY
DETACHED WITH A PLANNED AREA DEVELOPMENT
OVERLAY (PAD) ZONING DISTRICT.

STRATEGIC INITIATIVE: Community Livability

This project would allow for residential development on an infill property

RECOMMENDED MOTION

- A. No motion requested, and
- B. No motion requested.

APPLICANT/OWNER

Company: Withey Morris PLC

Name: Adam Baugh

Address: 2525 E. Arizona Biltmore Cir A212
Phoenix, AZ 85016

Company: First United Methodist Church

Address: 331 S. Cooper Rd.
Gilbert, AZ 85233

Phone: 602-230-0600
Email: adam@witheymorris.com

Phone: 480-892-9166

BACKGROUND/DISCUSSION

History

Date	Description
<i>July 7, 1983</i>	Town Council approved A83-01 (Ord. No. 344) annexing a portion of the subject site
<i>March 4, 1986</i>	Town Council approved A86-03 (Ord. No. 453) annexing a portion of the subject site
<i>September 30, 1986</i>	Town Council approved Z86-23 (Ord. No. 475) rezoning a portion of the subject site AG to R1-7/PAD
<i>October 7, 1986</i>	Town Council approved Z86-31 (Ord. No. 479) rezoning a portion of the subject site from AG to R1-7 PAD
<i>December 17, 1991</i>	Town Council approved Z91-15 (Ord. No. 730) amending Ordinance 479 by amending the development plan

Overview

The subject property is located on the south side of Madera Parc Drive, east of Cooper Road and the First United Methodist Church. The applicant is requesting a rezoning from Single Family – 7 (SF-7) with a Planned Area Development (PAD) overlay to Single Family - Detached with a Planned Area Development (PAD) overlay in order to develop a single family residential community. The proposed development is located on 10.93 gross acres and will contain a total of 55 single family homes.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential >3.5-5 DU/Acre	Single Family – 7 (SF-7)	Single Family Residential – Madera Parc
South	Residential >3.5-5 DU/Acre	Single Family – 7 (SF-7)	Single Family Residential – Candlewood
East	Residential >3.5-5 DU/Acre	Single Family – 7 (SF-7)	Single Family Residential- Madera Parc and Lago Estancia
West	Residential >3.5-5 DU/Acre	Single Family – 7 (SF-7)	First United Methodist Church and Single Family Residential - Candlewood
Site	Residential >3.5-5 DU/Acre	Single Family – 7 (SF-7)	Church parking lot, open space, retention

General Plan

The General Plan designation on the subject site is Residential > 3.5-5 DU/Acre and is consistent with the proposed density of 5.0 DU/Acre (55 dwelling units on 10.93 gross acres). As such, no General Plan amendment is required.

Rezoning/PAD Request

The applicant is requesting a rezoning for the subject site from Single Family - 7 (SF-7) PAD to Single Family – Detached (SF-D) PAD. The subject site is currently owned and maintained by First United Methodist Church of Gilbert, who does not intend on expanding their campus. The north half of the property is part of the Madera Parc PAD and the south half of the site is part of the Candlewood PAD. The applicant proposes a new development, independent of both of these existing communities that will consist of traditional single family lots.

Enclave at Madera Parc is seeking a Planned Area Development that establishes standards in excess of the base Single Family – Detached (SF-D) zoning district and locks in a plan of development in an effort to fit in with the existing neighboring development patterns. The applicant has proposed an increase in the minimum lot area, a decrease in the maximum building height, and increase in the side setbacks and established minimum lot dimensions as shown in the Data Table below.

The development plan establishes the primary entrance off of Madera Parc Drive, which provides an unsignalized, full motion access to Cooper Road. Access to Smoke Tree Road will be limited to emergency vehicles only. The development is not planned to be a gated community; however, roads throughout will be private. The development plan includes buffers to the existing residential communities that surround the subject site and maintains existing sidewalks and pathways through the site. The development is proposed to be built in a single phase.

Staff notes, at the time that Madera Parc was previously rezoned, the subject site was intended to be developed as a combination of retention, open space and a school site for Gilbert Public Schools; while the site has been utilized as open space and retention, no school was built on the site and ultimately the property transition from Gilbert Public School ownership to the current owner. At the time Candlewood was rezoned, the south half of the subject site was planned as open space and retention. Because portions of the Candlewood and Madera Parc subdivisions drain to the subject site, the applicant will be required to maintain the same volume it has retained for those developments in addition to the volume of the proposed development. The applicant proposed to do this with a combination of underground and surface retention located at the southwest portion of the site.

The proposed development will eliminate an existing parking lot utilized by the church. In 2017 the church received Design Review approval of a campus expansion that relied on parking within this lot. Although the development plan shows the relocation of this parking field within the adjacent church site, the layout does appear to fall short of the required number of parking spaces. While not directly related to the rezone request, the church site will be required to address this short-fall through a design review amendment. Additionally, the new church parking

area, shown on the development plan, provides primary vehicular access to a non-residential use through a residential use/private street, which is prohibited by the Land Development Code (LDC) and will need to be modified in the.

Project Data Table (PAD Modifications in BOLD)

Site Development Regulations	Required per LDC	Proposed
Minimum Lot Area (sq. ft. per DU)	3,000	3,240
Maximum Height (ft.)/Stories	36/2	30/2
Minimum Building Setbacks (ft.)		
Front	10'	10'
Side	0'/5'	5'/5'
Rear	10'	10'
Maximum Lot Coverage (%)		
One Story	60	60
Two Story	50	50

PUBLIC NOTIFICATION AND INPUT

Neighborhood meetings were held on January 30, 2018, April 2, 2018, April 3, 2018 and on June 28, 2018 at the First United Methodist Church. Approximately 100 residents attended the meetings.

At the January 30th meeting, the applicant presented a multi-family project. Considerable discussion and input was provided by the residents regarding compatibility of land uses, access onto Madera Parc Dr and Smoke Tree Rd, traffic, parking, access to the open space, retention, and property values among other items. Following this meeting, staff received written letters from approximately 20 residents in opposition to the multi-family request. As a result of the feedback received at the first neighborhood meeting, the applicant held two more meetings to gather more feedback and input from the community before making adjustments to the proposed development. The applicant took the feedback that was given and developed a new single family residential proposal that conforms to the existing General Plan category. Additionally, the applicant responded to concerns they heard by: a) limiting access to Smoke Tree Rd to emergency access only, b) providing buffers to the existing residential development and c) maintaining a connection to the new open space area for the existing communities. These changes were presented to the neighbors at the June 28th neighborhood meeting. There continue to be outstanding concerns related to traffic, access onto Madera Parc Dr, compatibility of land uses, and retention/flooding. To date staff has received two letters of concern regarding this application.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

- A. Staff requests Planning Commission input on the compatibility of the proposed development with the surrounding residential communities.

Respectfully submitted,



Ashlee MacDonald, AICP
Senior Planner

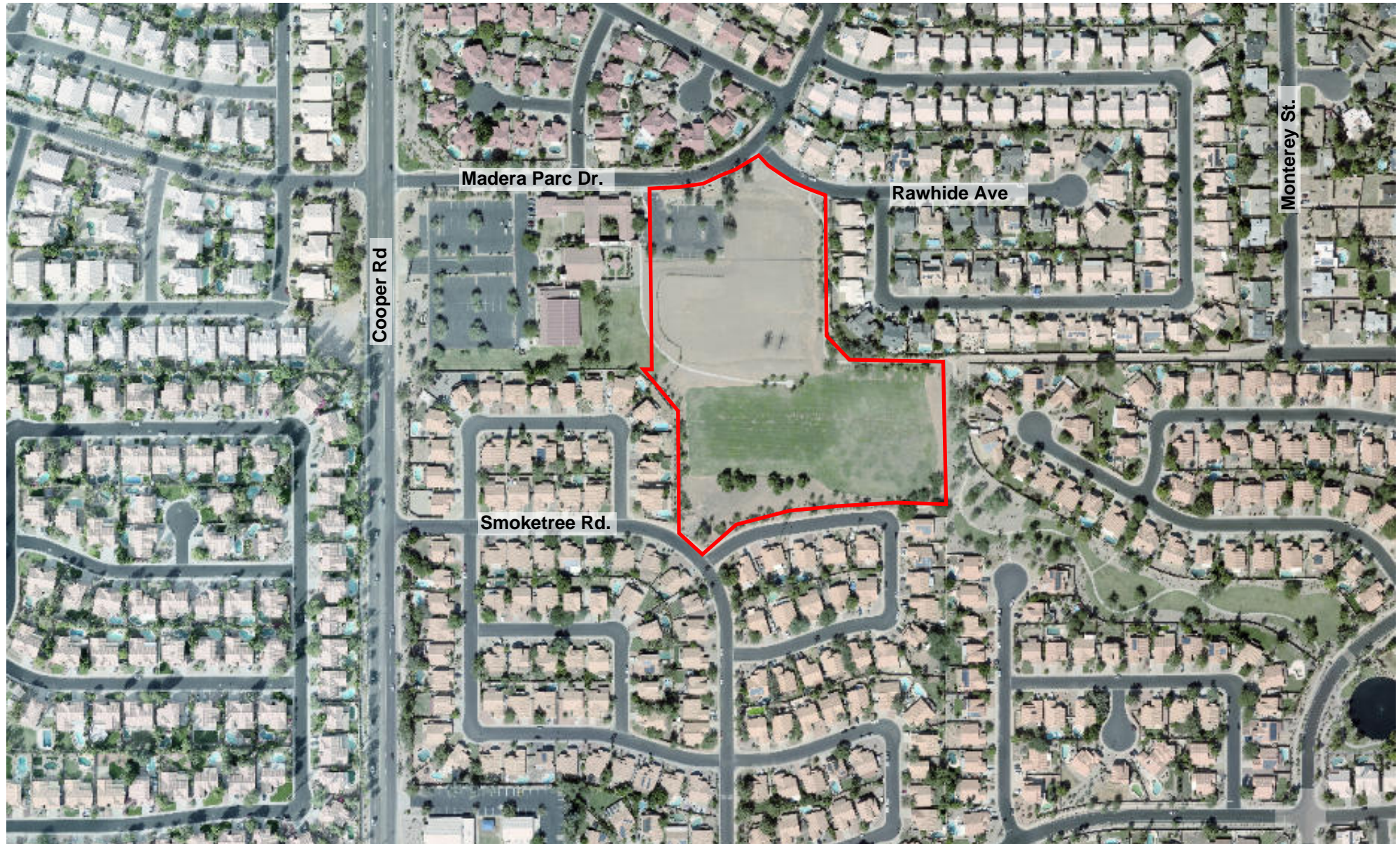
Attachments and Enclosures:

- 1) Vicinity Map
- 2) Aerial Photo
- 3) Zoning Exhibit
- 4) Development Plan

Z18-21 Enclave at Madera Parc Madera Parc Dr. east of Cooper Rd

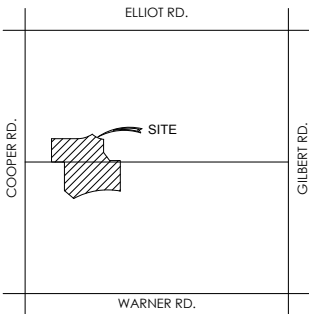
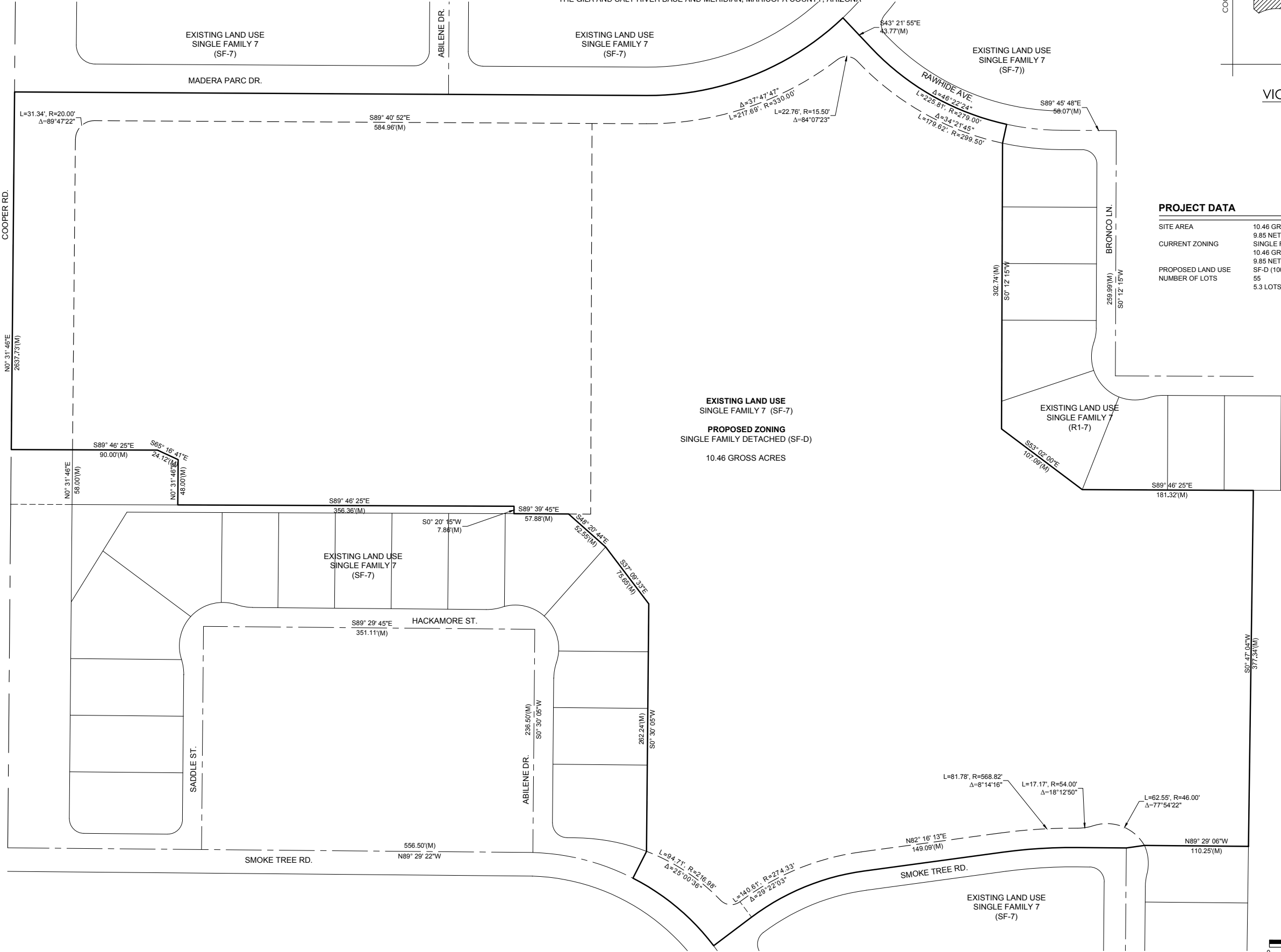


Z18-21 Enclave at Madera Parc
Madera Parc Dr. east of Cooper Rd



ZONING EXHIBIT FOR:
ENCLAVE AT MADERA PARC
S. MADERA PARC DRIVE & W. RAWHIDE AVENUE
GILBERT, ARIZONA

A PORTION OF THE WEST HALF OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

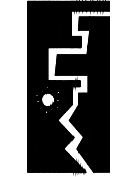
PROJECT DATA	
SITE AREA	10.46 GROSS ACRES/ 9.85 NET ACRES
CURRENT ZONING	SINGLE FAMILY-7 (SF-7) 10.46 GROSS ACRE (100% SITE) 9.85 NET ACRE (100% SITE)
PROPOSED LAND USE	SF-D (100% SITE)
NUMBER OF LOTS	55 5.3 LOTS / GROSS ACRE

EXISTING LAND USE
SINGLE FAMILY 7 (SF-7)

PROPOSED ZONING
SINGLE FAMILY DETACHED (SF-D)

10.46 GROSS ACRES

consulting



civil engineering • surveying • urban planning

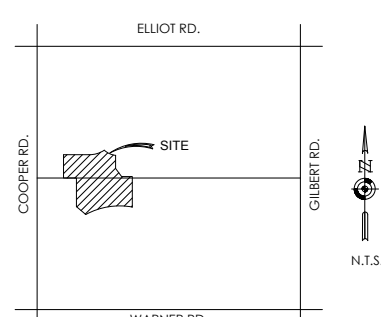
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ENCLAVE
AT MADERA
PARC

ZONING EXHIBIT



DATE	DESCRIPTION
07/02/18	45' X 72' LOTS
CHECKED BY:	DMS
DRAWN BY:	ETB
TITLE:	ZONING EXHIBIT
SHEET No.	1 of 1
PROJECT No.	0762.1



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0762.1